169.0	0006	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	844,900	/	844,900
USE VALUE:	844,900	/	844,900
ASSESSED:	844,900	/	844,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		ELY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MING TIMOTHY & JOANNA
Owner 2:	
Owner 3:	
Street 1:	3 ELY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TELLER ALAN M -
Owner 2:	SIFI INESSE -
Street 1:	3 ELY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1978, having primarily Clapboard Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6610.000	412,100		432,800	844,900
Total Card	0.152	412,100		432,800	844,900
Total Parcel	0.152	412,100		432,800	844,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.84 | /Parcel: 538.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111961

GIS Ref

GIS Ref

Insp Date 11/08/08

!13067!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	412,100	0	6,610.	432,800	844,900		Year end	12/23/2021
2021	101	FV	400,700	0	6,610.	432,800	833,500		Year End Roll	12/10/2020
2020	101	FV	400,700	0	6,610.	432,800	833,500	833,500	Year End Roll	12/18/2019
2019	101	FV	297,500	0	6,610.	426,600	724,100	724,100	Year End Roll	1/3/2019
2018	101	FV	290,900	0	6,610.	327,700	618,600	618,600	Year End Roll	12/20/2017
2017	101	FV	290,900	0	6,610.	309,200	600,100	600,100	Year End Roll	1/3/2017
2016	101	FV	290,900	0	6,610.	284,400	575,300	575,300	Year End	1/4/2016
2015	101	FV	277,900	0	6,610.	265,900	543,800	543,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:05:33

LAST REV

Date	Time
09/03/19	10:36:46
danam	

PAT ACCT. 13067

USER DEFINED

Prior Id # 1:	111961
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TELLER ALAN M,	69912-271		9/11/2017		765,000	No	No		
BRANDT JONATHAN	57160-593		7/19/2011		571,000	No	No		
GREELEY ELIZABE	46988-265		2/17/2006		475,000	No	No		
GREELEY ELIZABE	41872-61		1/27/2004	Family	1	No	No		
	13551-556		9/29/1978		63,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	504	Insulate	2,900	C				
7/20/2007	603	Siding	9,700					
5/9/2007	324	New Wind	3,800					

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2012	External Ins	BR	B Rossignol
10/19/2011	MLS	EMK	Ellen K
11/8/2008	Meas/Inspect	201	PATRIOT
7/25/2006	MLS	HC	Helen Chinal
12/13/1999	Meas/Inspect	243	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6610		Sq. Ft.	Site		0	70.	0.94	6									432,810						432,800	

Total AC/HA:	0.15174	Total SF/SM:	6610	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,810	Spl Credit		Total:	432,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.31964278
Const Adj.:	0.99989998
Adj $ / SQ:	184.732
Other Features:	87051
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428421
Depreciation:	16280
Depreciated Total:	412141

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

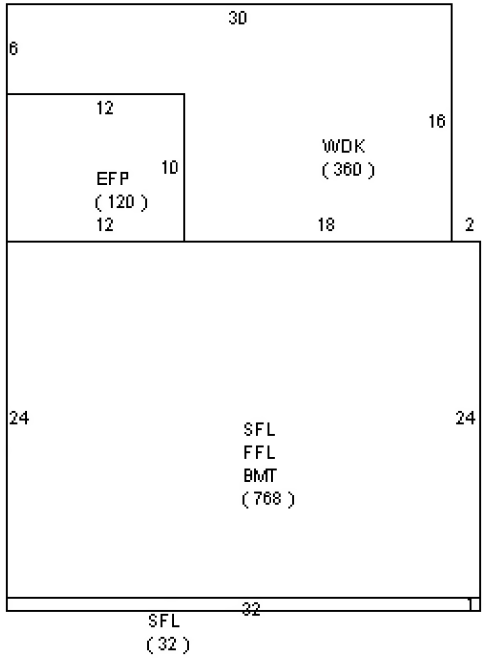
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.73
Special Features:	0	Val/Su Net:	146.34
Final Total:	412100	Val/Su SzAd	262.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	184.730	147,785
BMT	Basement	768	55.420	42,562
FFL	First Floor	768	184.730	141,874
WDK	Deck	360	8.780	3,160
EFP	Enclos Porch	120	49.910	5,989

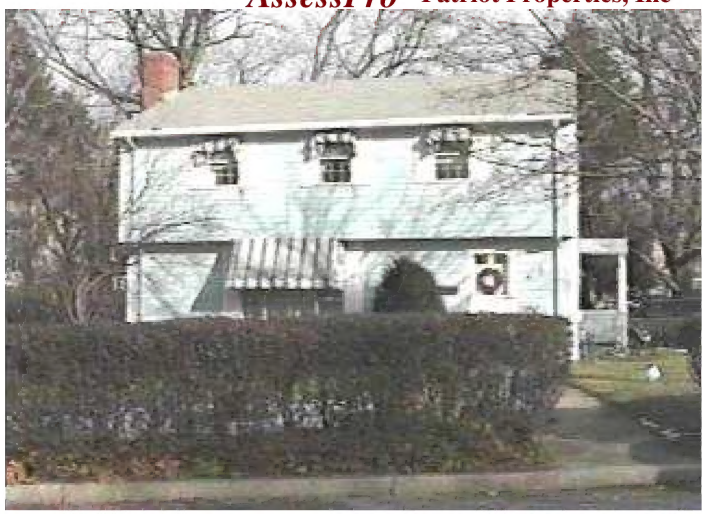
Net Sketched Area:	2,816	Total:	341,370
Size Ad	1568	Gross Area	2816	FinArea	1568
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	